

Minutes Spencer County Board of Zoning Appeals
November 29, 2007

Chairman Charlie Waninger called the Spencer County Zoning Appeals to order at 6:35 pm. Members present Nathan Helms, James Boyd, Neil Collignon and Charlie Waninger. Absent Jerry Embry.

Minutes approved as presented.

New business:

Russ Luthy petitions for a variance from the required building setbacks for an existing home located on 80 acres in Clay Township, Section 14, Twp. 5S, Range 5W at 13012 N County Rd 650E, Lamar, Indiana. Russ Luthy was present at the meeting and stated the house was built in 1874 and actually existed before the road. He would like to build a 10x14 computer room to the south side of the house. Luthy stated the distance from the edge of the gravel road to the outside of planned addition is 35ft. and also stated this isn't a heavy traveled road. Adjoining land owners were mailed out letters. Waninger asked if anyone here was against the petition. No response. After a brief discussion was held Nathan Helms made a motion to grant petition, 2nd by James Boyd, all in favor. Motion carried.

Tim Schneider petitions for a Variance from the requirements under the Spencer County Subdivision Ordinance for land division to allow for an additional transfer of property on 9.48 acres in Ohio Township, Section 31, Twp. 6S, Range 6W approximately ½ mile west of Orchard Rd on 500N, South side of road. Julie Daffron, his sister, was present and representing Schneider. She stated her brother wants to split ground in order to sell the lots off. Both will have correct amount of road frontage. Waninger asked if anyone was against petition. No response. After a short discussion it was decided a variance was needed. Nathan Helms made a motion to grant petition, 2nd by Neil Collignon, all in favor. Motion carried. Nathan Helms suggested that the Plan Commission Board review the current subdivision exemptions. Everyone in agreement.

Administrator Cail announced our Spencer County Web site is up and running and can be viewed at www.spencercounty.in.gov

Old Business:

Attorney Wetherill stated he and Cail went over Rules of Procedures and everything is fine with it. It's everything we are doing now but consolidated to one document. Wetherill asked for a motion to accept proposed Rules and Procedures. Neil Collignon made motion to accept Rules and Procedures as presented, 2nd by Nathan Helms, all in favor.

Next meeting December 27, 2007 at 6:00pm, if needed.

Motion to adjourn the meeting was made by Nathan Helms, James Boyd 2nd, all in favor, motion carried. Meeting adjourned 6:57pm.

ej/tc